

W. Donald Gieseke
 Bankruptcy Trustee
 18124 Wedge Pkwy., Suite 518
 Reno, NV 89511
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 (775) 742-9107
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UNITED STATES BANKRUPTCY COURT
 DISTRICT OF NEVADA

IN RE:

DORA DOG PROPERTIES, LLC

☒ AFFECTS THIS DEBTOR

☐ AFFECTS DOG BLUE

PROPERTIES, LLC

☐ AFFECTS BRANDY BOY

PROPERTIES, LLC

☐ AFFECTS 475 CHANNEL

ROAD, LLC

☐ AFFECTS PARK ROAD, LLC

☐ AFFECTS 140 MASON CIRCLE,

LLC

☐ AFFECTS ALL DEBTORS.

) BK-19-50103-GS
) CHAPTER 7

) Jointly Administered with:

) 19-50104-gs Dog Blue Properties, LLC
) 19-50105-gs Brandy Boy Properties, LLC
) 19-50106-gs 475 Channel Road, LLC
) 19-50108-gs Park Road, LLC
) 19-50109-gs 140 Mason Circle, LLC

**TRUSTEE'S REPORT OF SALE OF
 REAL PROPERTY**

HEARING DATE: N/A
 HEARING TIME: N/A

COMES NOW, W. Donald Gieseke, the Chapter 7 Trustee in the above mentioned case and submits the attached summary of proceeds from the sale of Real Property commonly known as 815 Sunset Drive Antioch, CA 94509 in accordance with the Order issued on October 31, 2022 (Docket #733).

Submitted by:

/s/ W. Donald Gieseke

W. Donald Gieseke, Trustee



***First American Title Insurance Company
National Commercial Services***

1850 Mt. Diablo Blvd., Suite 530 • Walnut Creek, CA 94596

Office Phone:(925)927-2100 Office Fax:(714)824-5640

Seller's Final Settlement Statement

File No: NCS-1139881-CC
Escrow Officer: Angela Mosteller/AM
Settlement Date: 11/10/2022
Disbursement Date: 11/10/2022

Property:
815 Sunset Drive, Antioch, CA 94509

Buyer:
NWB Antioch LLC
10230 NE Points Drive, Suite 410, Kirkland, WA 98033

Seller:
Dora Dog Properties, LLC
18124 Wedge Parkway, Suite 518, Reno, NV 89511

Description	Seller Charge	Seller Credit
Consideration		
Total Consideration		7,400,000.00
Prorations		
County Taxes 11/10/22 to 01/01/23 @\$775.49/semi		216.71
Commission		
Broker: First Republic Real Estate Inc.		
Real Estate Commission	388,500.00	
Title/Escrow Charges		
CA Withhold Assistance Fee to First American Title Insurance Company National Commercial Services	45.00	
Closing-Escrow Fee (one half) to First American Title Insurance Company National Commercial Services	3,000.00	
Overnight Delivery Service to First American Title Insurance Company National Commercial Services	60.00	
Documentary Transfer Tax-County	8,140.00	
Disbursements Paid		
Miscellaneous Disbursement		
Reimburse NHD to First Republic Real Estate Inc.	99.00	
Notary/Signing Fee to First Class Signing Service	150.00	
Property Tax Check		
Property Taxes 2022-2023 1st Installment to Contra Costa County Tax Collector	775.49	
Property Taxes Redemption to 11/30/2022 to Contra Costa County Tax Collector	224,145.29	
Cash (X To) (From) Seller	6,775,301.93	

Seller's Final Settlement Statement

Settlement Date: 11/10/2022
Officer: Angela Mosteller/AM

File No: NCS-1139881-CC

Description	Seller Charge	Seller Credit
Totals	7,400,216.71	7,400,216.71